

Sold



632 Wellington Mill Rd, Wellington Mill



## WELCOME TO THE STUNNING SANDGATE ESTATE - 7.64 HECTARES OF RARE EARTH

**Your Tree-Change awaits you in this picturesque Valley location.**

This is your chance to Escape – Sandgate Estate is located in the upper reaches of the Ferguson Valley in Wellington Mill on 7.64 hectares of rare earth. This property offers a spacious executive style home, a farm shed approximately 9m x 23m with a guest house at one end, four paddocks, a massive dam, a stockyard plus a 5kw solar electricity system. From its elevated position this lovely 2 storey home commands sweeping views across the property down to the valley, the river and the Wellington National Park.

This Valley location is so peaceful but also offers wineries, restaurants and boutique breweries all within easy reach. Mountain biking and walking trails are scattered throughout the valley and Gnommesville is at your doorstep. A sense of community is very much alive in the Valley with regular sundowners any community get togethers. Bunbury is about 35kms away and Dardanup about a 15-minute drive and in the

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Price	SOLD
Property Type	Residential
Property ID	432
Land Area	7.64 ha

### AGENT DETAILS

Celestine Pfuhl - 0435 824 123

### OFFICE DETAILS

Umbrella Realty  
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other direction you have the picturesque drive through Lowden to Donnybrook again about 20 minutes-drive. The mail service comes to the gate and the school bus service runs right past the front.

The open plan design of spacious family home allows the stunning vistas to be seen from all of the main living areas. The Master bedroom and parents retreat are on the second storey and includes a balcony where you can sit back and relax and enjoy the peace and tranquility. There is so much space for your children to play and explore. What better life-style can you offer your children.

**Other features about this property you will love-**

- An elevated outdoor undercover entertaining area that takes in the views
- 5 kw Solar electricity system
- A vegie-patch
- Lawned areas surround the entire house
- Solar Hot water system
- A tile-fire and 2 reverse cycle air-conditioners
- 2 million litre Dam
- A massive powered shed with built-in benches
- Guest house that sleeps up to 5 people
- Property zoned general farming
- Ample space to store machinery and vehicles

**This unique property is available to view by private inspections.**

**Call me today- Melanie 0417927361**

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